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Capell Rise, Flore, NN7 4ND

£550,000 - Guide Price Detached

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - The Village Agency
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900
Email Us thevillageagency@jacksongrundy.co.uk





Property Summary

BUILT IN 2017 IS THIS UNIQUE AND EFFICIENT FAMILY HOME WITH FIVE BEDROOMS, LOCATED IN A CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF FLORE.

Features & Utilities

- ✓ Unique Modern Family Home
- ✓ Five Double Bedrooms
- ✓ Large Kitchen / Dining Room
- ✓ Separate Study / Playroom
- ✓ Luxury Bathroom Suite
- ✓ South Facing Garden
- ✓ Decked Area With Hot Tub
- ✓ Off Road Parking
- ✓ Fantastic Village Location
- ✓ Easy Access to M1 & A5

Property Overview

Walking into the hallway you are immersed with light and its spectacular three storey high reception. Doors leading to a utility room, cloakroom, study with vaulted ceiling, large sitting room and the kitchen / dining room. This modern yet traditional kitchen / dining room house a large island with storage and breakfast bar, quartz work tops, fitted appliances and a range cooker. Bi-fold doors lead you out to the expansive decked area.

The first floor hosts three double bedrooms, one with en-suite and two with Juliet balconies and southerly aspects. The luxury bathroom has a roll top bath, double shower and twin wash hand basins. The second floor has two further double bedrooms both with eaves storage. All the upper floors have light and airy galleried landings.

Outside to the front you have a tiered gravelled garden providing off road parking for multiple cars. The rear garden is private and southerly facing with a large decked area with sunken hot tub, perfect for entertaining. Steps lead down to a secluded lawn area.

EPC Rating B. Council Tax Band E.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

GROUND FLOOR

ENTRANCE HALL

UTILITY ROOM

CLOAKROOM

SITTING ROOM

KITCHEN / DINING ROOM

STUDY

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SECOND FLOOR

BEDROOM FOUR

BEDROOM FIVE

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

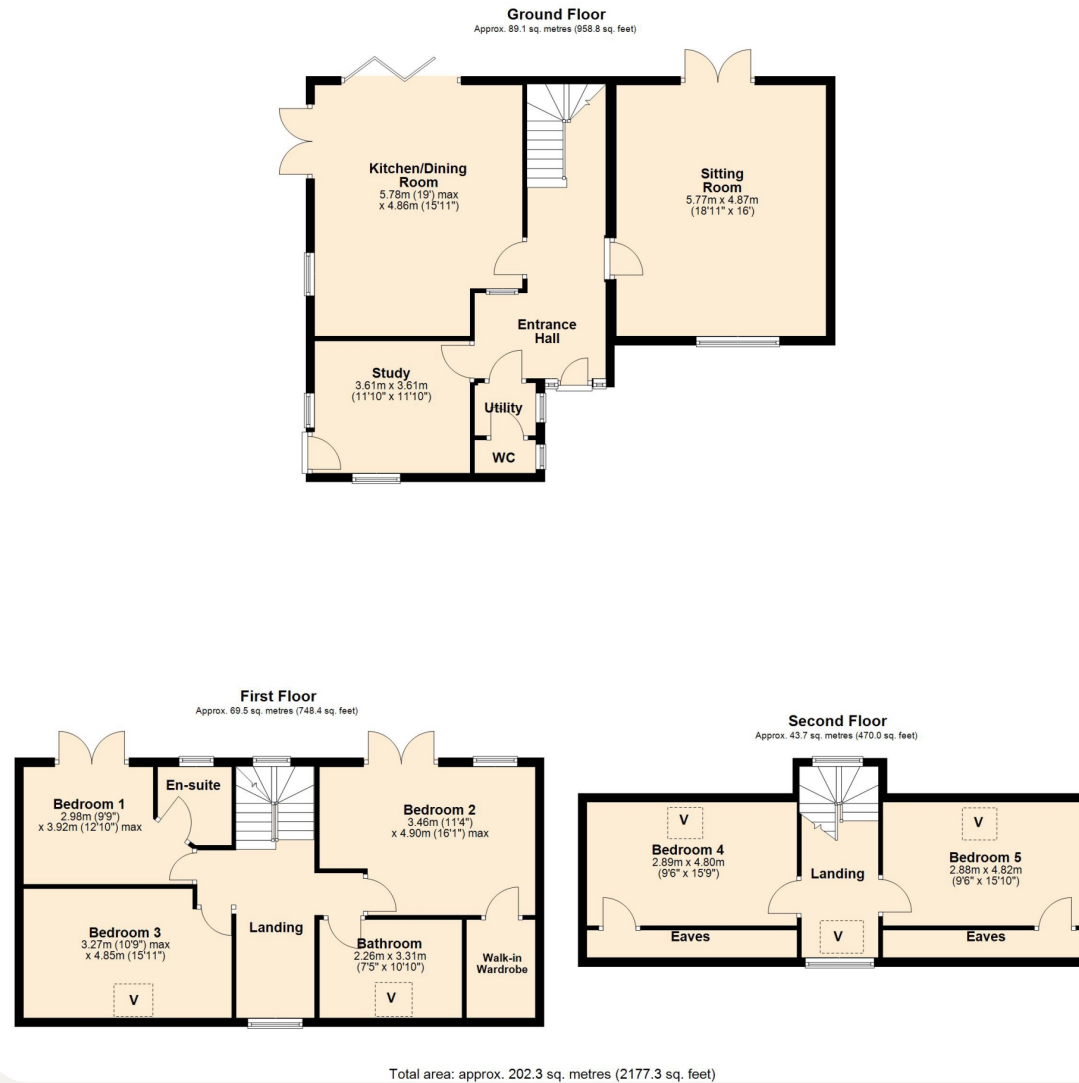
Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band E
EPC Rating – B
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating, Gas Heating
Parking – Parking
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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